

174.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

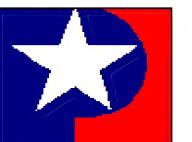
570,800 / 570,800

USE VALUE:

570,800 / 570,800

ASSESSED:

570,800 / 570,800



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 20 | | LANCASTER RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|------------------------------------|--|
| Owner 1: MURPHY BARTHOLOMEW D-ETAL | |
| Owner 2: CAREY MAUREEN E | |
| Owner 3: | |

Street 1: 20 LANCASTER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 3,270 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Vinyl Exterior and 1112 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 3270 | | Sq. Ft. | Site | | 0 | 70. | 1.58 | 6 | | | | | | | | | 362,669 | | | | | | 362,700 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
| | | | | | | | | | | 116010 |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | Insp Date |
| | | | | | | | | | | 08/09/18 |

PREVIOUS ASSESSMENT

| Parcel ID 174.0-0004-0001.0 | | | | | | | | | | Date |
|-----------------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | |
| 2020 | 101 | FV | 208,100 | 0 | 3,270. | 362,700 | 570,800 | 570,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 188,500 | 0 | 3,270. | 357,500 | 546,000 | 546,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 188,500 | 0 | 3,270. | 274,600 | 463,100 | 463,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 188,500 | 0 | 3,270. | 259,100 | 447,600 | 447,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 188,500 | 0 | 3,270. | 238,300 | 426,800 | 426,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 177,600 | 0 | 3,270. | 222,800 | 400,400 | 400,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 177,600 | 0 | 3,270. | 205,200 | 382,800 | 382,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 177,600 | 0 | 3,270. | 205,200 | 382,800 | 382,800 | | 12/13/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|---|-----|-------|-------|
| MURPHY BARTOLOM | 25993-313 | | 1/24/1996 | | | 1 | No | No | F |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|------------|--------|--------------|--------|-----|------------|----------|------------|---------|------|-----------|----|------|
| 8/9/2018 | | Inspected | | | | | | | CC | Chris C | | |
| 7/3/2018 | | MEAS&NOTICE | | | | | | | BS | Barbara S | | |
| 10/22/2008 | | Meas/Inspect | | | | | | | 345 | PATRIOT | | |
| 1/14/2000 | | Inspected | | | | | | | 263 | PATRIOT | | |
| 12/17/1999 | | Mailer Sent | | | | | | | | | | |
| 12/15/1999 | | Measured | | | | | | | 163 | PATRIOT | | |
| 1/1/1982 | | | | | | | | | MM | Mary M | | |

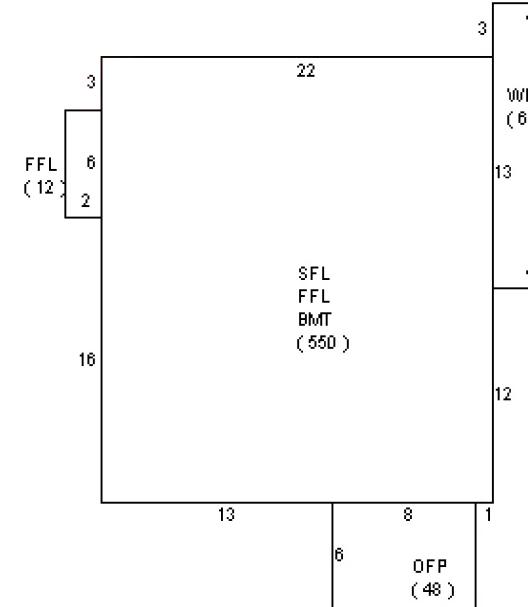
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / | / |
|-------|--------------------------------|---|---|---|
|-------|--------------------------------|---|---|---|

| EXTERIOR INFORMATION | | |
|----------------------|------------------|----------|
| Type: | 15 - Old Style | |
| Sty Ht: | 2 - 2 Story | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 1 - Concrete | |
| Frame: | 1 - Wood | |
| Prime Wall: | 4 - Vinyl | |
| Sec Wall: | | % |
| Roof Struct: | 2 - Hip | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | TAN | |
| View / Desir: | | |

| ATH FEATURES | |
|-----------------------|---------|
| Bath | 1 |
| Bath: | Rating: |
| Bath: | Rating: |
| QBth | Rating: |
| Bath: | Rating: |
| HBth: | Rating: |
| hrFix: | Rating: |
| OTHER FEATURES | |
| Kits: | 1 |
| Kits: | Rating: |
| Frpl: | Rating: |

COMMENTS

SKETCH



GENERAL INFORMATION

| | | | |
|---------------|-------------|-------------|---|
| Grade: | C - Average | | |
| Year Blt: | 1915 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

INTERIOR INFORMATION

| | | | |
|----------------|-----|--------------|-----|
| Avg Ht/FL: | STD | | |
| Prim Int Wall: | 2 | - Plaster | |
| Sec Int Wall: | | | % |
| Partition: | T | - Typical | |
| Prim Floors: | 3 | - Hardwood | |
| Sec Floors: | 5 | - Lino/Vinyl | 25% |
| Bsmnt Flr: | 12 | - Concrete | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 | - Typical | |
| Insulation: | 2 | - Typical | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 | - Oil | |
| Heat Type: | 3 | - Forced H/W | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

CONDOS INFORMATION

| | | | | | |
|--------------|-------------------|--------|----------------------|----------|-----|
| Location: | Lower | | | | |
| Total Units: | Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB |
| Floor: | | | | | |
| % Own: | | | | | |
| Name: | | | | | |
| | REMODELING | | RES BREAKDOWN | | |
| | Exterior: | | No Unit | RMS | BRs |
| | Interior: | | 1 | 5 | 2 |

REMODELING

| | No Unit | RMS | BRS | FL |
|---------------|---------|-----|-----|----|
| Exterior: | | | | |
| Interior: | 1 | 5 | 2 | |
| Additions: | | | | |
| Kitchen: | | | | |
| Baths: | | | | |
| Plumbing: | | | | |
| Electric: | | | | |
| Heating: | | | | |
| General: | | | | |
| Totals | | | | |
| | 1 | 5 | 2 | |

RES BREAKDOWN

ALC SUMMARY

| COMPARABLE SALES | | | | | |
|-------------------|----------------|-----------|--------------|---------|------------|
| | Rate | Parcel ID | Typ | Date | Sale Price |
| Basic \$ / SQ: | 130.00 | | | | |
| Size Adj.: | 1.35000002 | | | | |
| Const Adj.: | 1.00239980 | | | | |
| Adj \$ / SQ: | 175.921 | | | | |
| Other Features: | 55000 | | | | |
| Grade Factor: | 1.00 | | | | |
| NBHD Inf: | 1.00000000 | | | | |
| NBHD Mod: | | | | | |
| LUC Factor: | 1.00 | | | | |
| Adj Total: | 282795 | | | | |
| Depreciation: | 74658 | | | | |
| preciated Total: | 208137 | | | | |
| | WtAv\$/SQ: | AvRate: | | Ind.Val | |
| | Juris. Factor: | | Before Depr: | 175.92 | |
| Special Features: | 0 | | Val/Su Net: | 117.31 | |
| | Final Total: | 208100 | Val/Su SzAd | 187.14 | |

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0004-0001.



SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc